

Clappen Close, Cirencester, Gloucestershire, GL7 1WQ



- Detached modern family home • Four bedrooms • Sitting room & separate study/playroom
- Generous kitchen dining room & separate utility room • Two bathrooms and ground floor cloakroom
- Single garage • Driveway parking • Private rear garden • Well regarded development built by David Wilson Homes
- Around a mile's walk to Cirencester town centre • EPC B

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Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

Situated in a secluded corner of this well regarded David Wilson Homes development, around a mile's walk from Cirencester town centre, is this modern four bedroom detached family home, built to an excellent standard and specification.

The well proportioned accommodation is arranged over two floors. The ground floor comprises a welcoming entrance hall, cloakroom with useful understairs storage, study/playroom and a generous sitting room featuring a bay window overlooking the front. The kitchen dining room provides an excellent space for everyday family living and entertaining, with a box bay and doors opening directly onto the rear garden. A separate utility room, with its own access to the garden, completes the ground floor.

On the first floor, the principal bedroom benefits from fitted wardrobes and an en-suite shower room. There are three further well-proportioned bedrooms, together with a family bathroom featuring a separate shower.

Outside, the enclosed westerly facing rear garden has been attractively landscaped, incorporating patio and lawned areas ideal for outdoor dining and relaxation. Gated access leads to off-street parking positioned in front of a single garage.

Agents' Note: The property is subject to an annual estate management charge; currently £303.62. Pinnacle is responsible for the management of the development and collection of the fee.

Amenities

The market town of Cirencester dates back to Roman times and is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach.

Cirencester benefits from high street stores, independent specialist retailers, a weekly market and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

From our office in Cirencester follow through the Market Place into Dyer Street going straight over the traffic lights onto London Road. Go straight over the roundabout and immediately bear right onto London Road. Continue over the next mini roundabout. Take your next left into Gardner Way and then into Clappen Close.

What 3 Words

surveyed.along.spouse

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Gas

Local Authority

Cotswold District Council

Council tax Band - E

Our reference

CIR260084

21st August 2026

We'd love to hear from you

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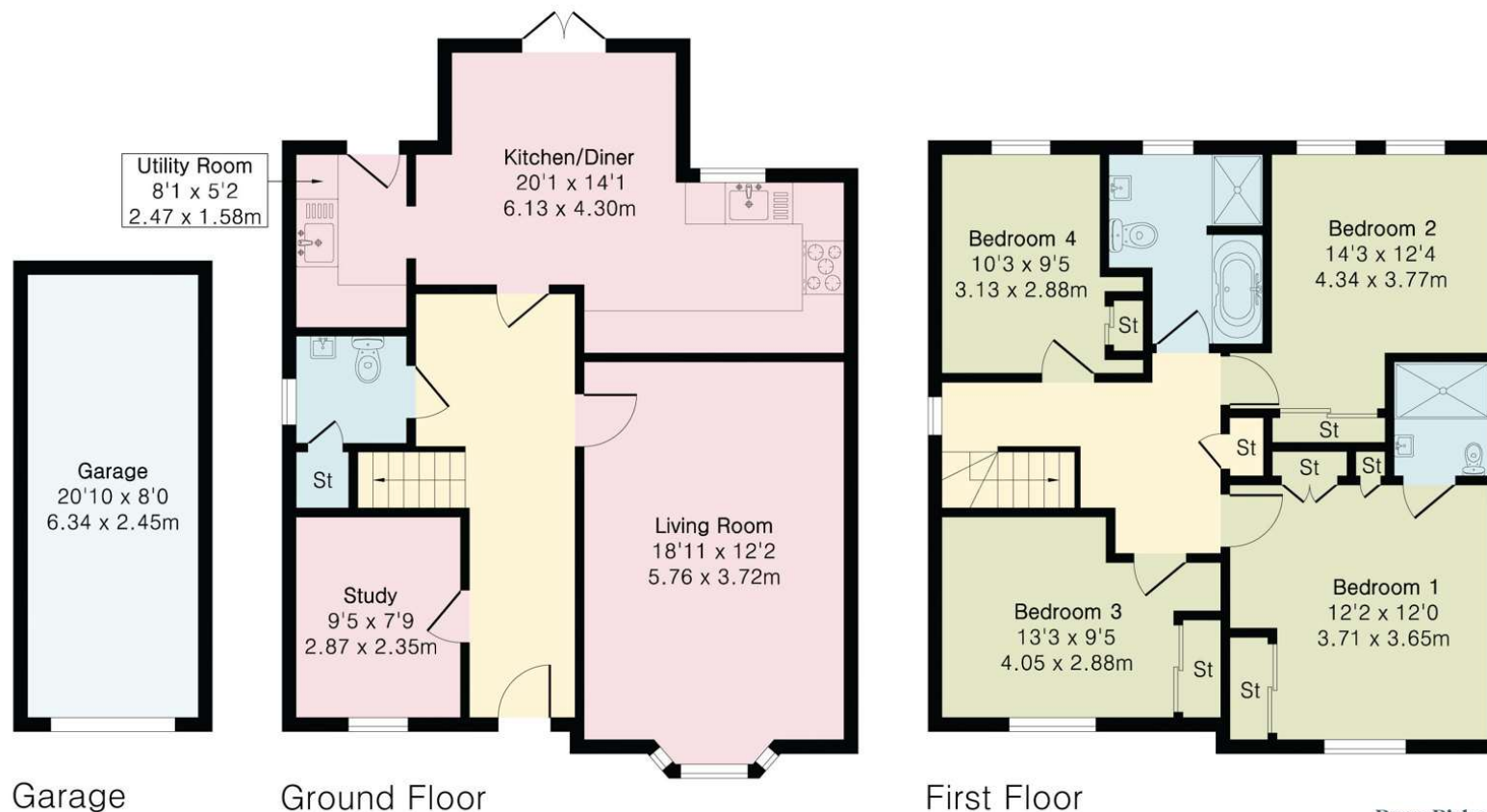


Approximate Gross Internal Area 1596 sq ft - 148 sq m (Including Garage)

Ground Floor Area 738 sq ft – 69 sq m

First Floor Area 693 sq ft – 64 sq m

Garage Area 165 sq ft – 15 sq m



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction. **Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

